



PLANNING COMMISSION AGENDA

Thursday, February 6, 2014

Notice is Hereby Given that the Herriman Planning Commission shall hold a Meeting in the chambers of the Herriman Community Center, located at
13011 South Pioneer Street (6000 West), Herriman, Utah.

5:30 P.M. Special Planning Commission Meeting

Closed Meeting

Closed Meeting for the Planning Commission to act in a quasi-judicial capacity to consider the written request (appeal) for recognition of a non-conforming use file by Mascaro pursuant to the authority identified by the Utah Supreme Court in *Dairy Product Services, Inc. v. City of Wellsville*, 13 P.3d 581, 595 (Utah 2000).

6:30 P.M. Work Meeting

7:00 P.M. Regular Planning Commission Meeting:

1. GENERAL BUSINESS:

Welcome

- 1.1 Reverence / Thought
- 1.2 Pledge of Allegiance
- 1.3 Roll call
- 1.4 Approval of Minutes for: **January 16, 2014**

2. REGULAR AGENDA:

- 2.1 **46S13** – Butterfield – 5884 W 12900 S – Proposed Subdivision of 4 Lots – Acres: 1.19
Zone: A-.25 – Units: 4 (*Public hearing held January 16, 2014*)
- 2.2 **39C13** – Bryan – 6411 W Ralph H Cir – Proposed Secondary Unit – Acres: .51
Zone: A-.25
- 2.3 **02C14** – EA Architecture – 14030 S Rosecrest Road – Proposed LDS Church
Acres: 4 – Zone: C-2 – Units: 1
- 2.4 **04S14** – Nielsen – 5862 W Deon Court – Proposed Lot Line Adjustment – Zone: A-.25
Acres: .47 (HEARING)
- 2.5 **04S13-01** – Herriman City – 11962 S Anthem Park Blvd – Proposed Subdivision
Amendment – Acres: 3.09 – Zone: C-2 – Units: 2 (HEARING)
- 2.6 **05S14** – DR Horton – 5200 W Armada Way – Proposed Subdivision Amendment to
Rosecrest Village Plat 3 to Revise the Site Plan and Add 3 Units – Acres: 3.8




- Zone: R-M (HEARING)
- 2.7 **17Co5-03** – DR Horton – 5200 W Armada Way – Proposed PUD Amendment to Rosecrest Village Plat 3 to Revise the Site Plan and Add 3 Units – Acres: 3.8
Zone: R-M
- 2.8 **01Z14** – Rosecrest, Inc. – 4881 W Rosecrest Rd – Proposed Rezone from C-2 to R-M
Acres: 10.15 – Zone: C-2 (HEARING)
- 2.9 **01S14** – Rosecrest, Inc. – 4893 W Rosecrest Rd – Proposed One Lot Subdivision
Acres: 16.84 – Zone: C-2 – Units: 1 (HEARING)
- 2.10 **01S14-01** – Rosecrest, Inc. – 4893 W Rosecrest Rd – Proposed Subdivision
Amendment of 148 Single Family Lots – Acres: 16.84 – Zone: C-2 – Units: 148
(HEARING)
- 2.11 **01C99-14** – Rosecrest, Inc. – 4893 W Rosecrest Rd – Final PUD Approval of 148 Single
Family Lots – Acres: 16.84 – Zone: C-2 – Units: 148
- 2.12 **02S14** – Rosecrest Communities, LLC – 4543 W Rosecrest Rd – Proposed Subdivision
of 138 Townhome Lots – Acres: 12.13 – Zone: MU-2 – Units: 138 (HEARING)
- 2.13 **56Co7-07** – Rosecrest Communities, LLC – 4543 W Rosecrest Rd – Final PUD
Approval of 138 Townhome Lots – Acres: 12.13 – Zone: MU-2 – Units: 138
- 2.14 **03S14** – Rosecrest Communities, LLC – 4440 W Rosecrest Rd – Proposed Subdivision
of 75 Single Family Lots – Acres: 12.21 – Zone: MU-2 – Units: 75 (HEARING)
- 2.15 **56Co7-08** – Rosecrest Communities, LLC – 4440 W Rosecrest Rd – Final PUD
Approval of 75 Single Family Lots – Acres: 12.21 – Zone: MU-2 – Units: 75
- 2.16 **09S11-01** – HTC Communities, LLC – 13190 S 5200 W – Proposed Subdivision
Amendment to HTC Plat E to Add 16 Lots – Acres: 9.21 – Zone: MU-2 – Units: 16
(HEARING)
- 2.17 **14Co8-05** – HTC Communities, LLC – 13190 S 5200 W – Final Master Plan Approval
for HTC Plat E Phase 3, Adding 16 lots – Acres: 9.21 – Zone: MU-2 – Units: 16

3. **NEW ITEMS OF SUBSEQUENT CONSIDERATION (OTHER):**

4. **ADJOURNMENT:**

5. **FUTURE MEETINGS:**

- 5.1 City Council Meeting - Thursday, **February 13, 2014** @ 7:00 PM
- 5.2 Planning Commission Meeting - Thursday, **February 20, 2014** @ 7:00 PM

-  **All zone changes recommended at this meeting will be scheduled for a decision at the next available City Council meeting.**
-  In accordance with the Americans with Disabilities Act, Herriman City will make reasonable accommodation for participation in the meeting. Request assistance by contacting Herriman City at (801) 446-5323, providing at least 48 hours advance notice of the meeting.
-  For citizen comment policy, please see the City website at www.Herriman.org.

I, Heather Upshaw, certify the foregoing Planning Commission agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body - at the building where the meeting is to be held. It was also posted on the Utah State Website <http://www.utah.gov/pmn/index.html> and on Herriman City's website at www.herriman.org.

Dated and Posted this 31st day of January, 2014

Heather Upshaw, Planner